

Planning Committee

Monday 27 July 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting.

Supplemental Agenda No.1

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Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Webpage: <http://www.southwark.gov.uk>

Date: 24 July 2020

Welcome to Southwark Planning Committee

27 July 2020

MAIN ITEMS OF BUSINESS

Item 7.1: 19/AP/1867 - Dulwich Hamlet
Football Club Edgar Kail Way London SE22
8BD And Neighbouring Artificial Pitch At
Greendale

Southwark Free Wi-Fi Password
Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



Councillor Damian O'Brien

19/AP/1867: Dulwich Hamlet Football Club Edgar Kail Way London SE22 8BD And Neighbouring Artificial Pitch At Greendale

Redevelopment of the Dulwich Hamlet Football (Champion Hill) Stadium, including the demolition of existing buildings, and use of land at Greendale, to provide:

- the erection of a new stadium with relocated playing pitch with associated floodlighting and boundary treatment, and part two-part three storey clubhouse building with sports and leisure facilities, with capacity for 4,000 spectators (Use Class D2);
- the construction of a multi-functional kickabout space and associated boundary treatment;
- the erection of a series of buildings between four and six storeys in height to provide 219 residential dwellings, (Use Class C3);
- associated car parking, cycle parking, refuse storage and access road;
- the widening and greening of a public route with associated hard and soft landscaping; and
- the relocation of telecommunications equipment and re-provision of the substation together with plant and equipment

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Site Plan

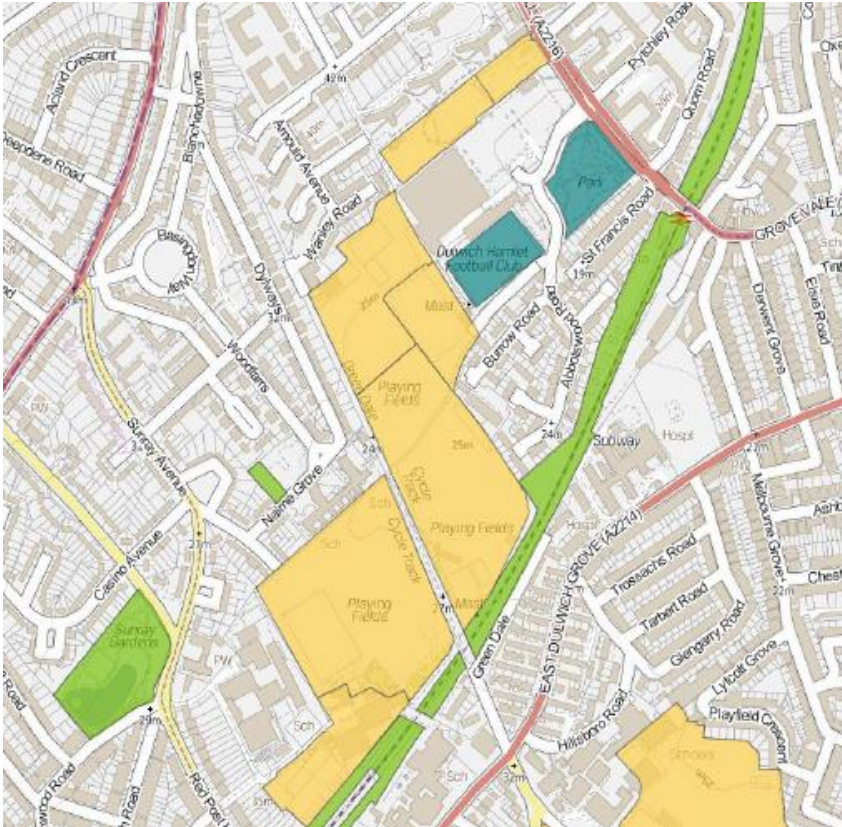


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Aerial view of the site



Map showing Protected open spaces in the adopted Southwark Plan



NSP37 designation in red



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Site boundary against protected open spaces in the adopted Southwark Plan



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Existing photos of the pitch

View of artificial pitch from north



View of artificial pitch from north east



View of artificial pitch from Greendale fields



View of southern access road and cycle path.



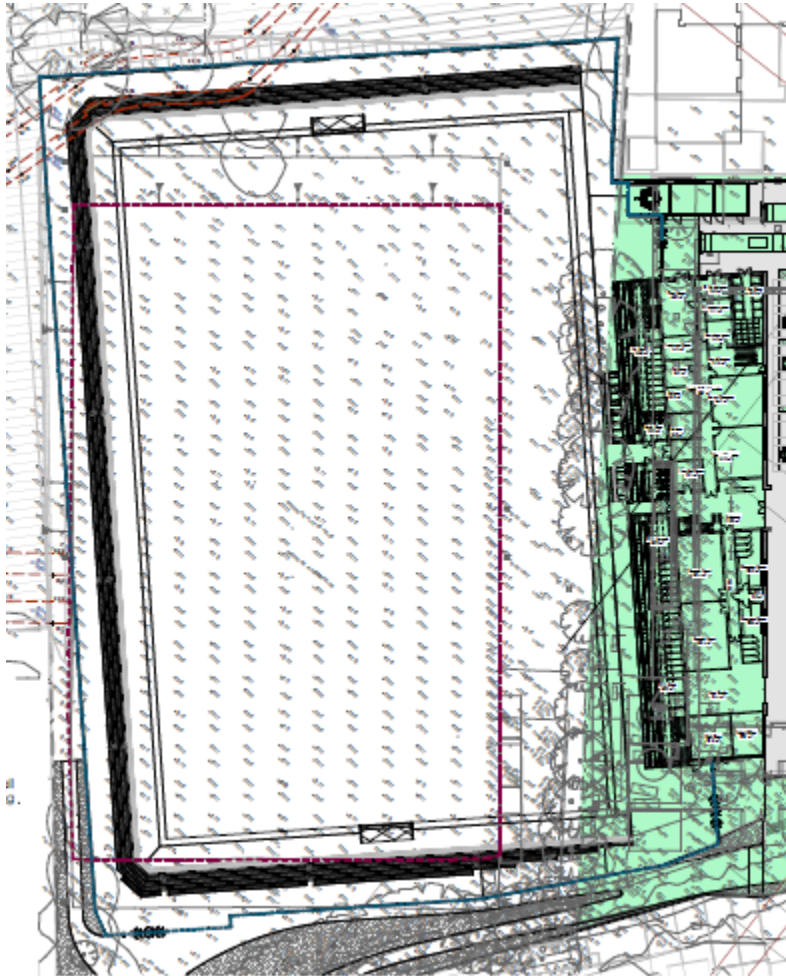
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Proposed Site plan



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Red line indicating existing artificial pitch



Proposed stadium plan

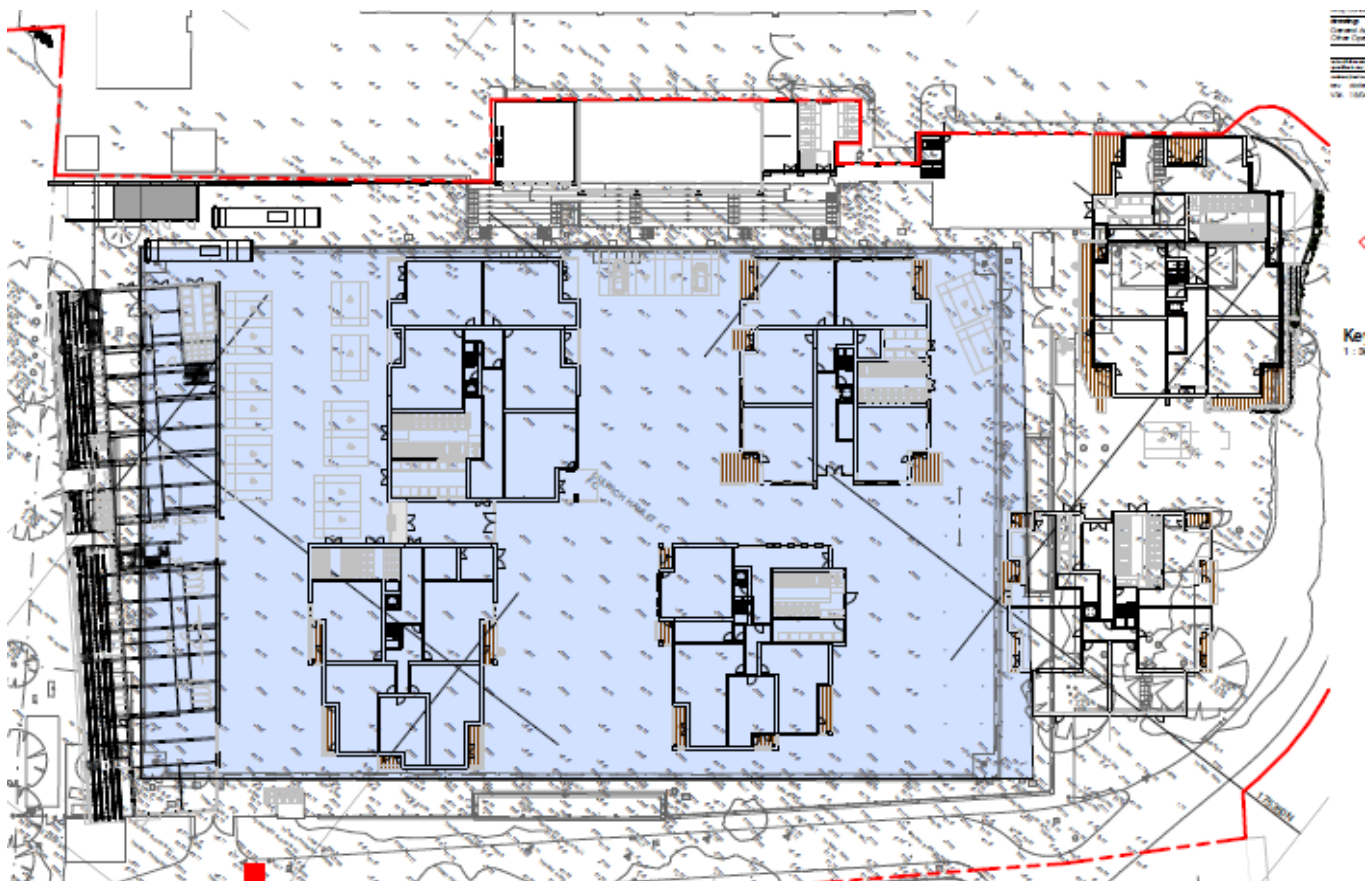


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Proposed development showing Other Open Space in blue



Proposed spatial definition and playspace



3D aerial image of development viewed from the south-east



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3D aerial image of development viewed from the south-west



3D aerial image of development viewed from north



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Image of kick-about space looking west



HOUSING TENURE

Proposed housing tenure by habitable rooms and units based on the minimum offer of 35.4%.

Unit type	Hab. Rooms	Number of units	Percentage Hab. rooms	Percentage number of units
Social rented	202	52	25.5%	23.7%
Intermediate	78	21	9.9%	9.6%
Private Hab.	511	146	64.6%	66.7%
Total	791	219	100	100

Proposed housing tenure by habitable rooms and units based on an offer of 38%.

Unit type	Hab. Rooms	Number of units	Percentage rooms	Hab.	Percentage number of units
Social rented	216	56	27.3%		25.6%
Intermediate	84	21	10.6%		9.6%
Private Hab.	491	142	63.1%		64.8%
Total	791	219	100		100

Housing Mix

Unit type	Number of units	Percentage (%)
1 bedroom unit	82	37.44
2 bedroom unit	71	32.42
3 bedroom unit	66	30.1
Total	219	100

CONSULTATION AND RESPONSES

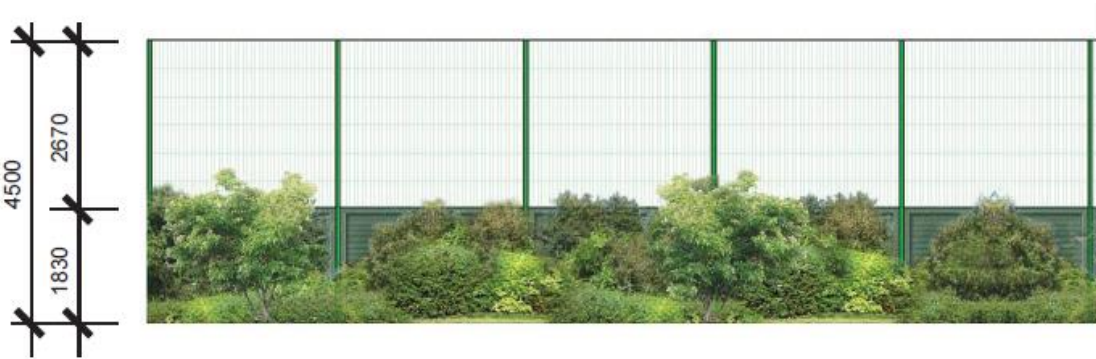
- Two rounds of consultations. Letters sent out on the 23rd July 2019 and the second round on 27th February 2020.
- Just over 1,200 letters sent to surrounding residents, a number of site notices displayed in the vicinity, a press notice in Southwark News publicising the planning application.
- A total of around 2,060 consultation responses received
- A total of approximately 512 individual responses including amenity groups objected to the proposal and approximately 1,548 were in support of the proposal.
- Main issues from objections raised:
 - Loss of MOL and Other Open Space
 - Ecology
 - Loss of sports facilities
 - Loss of trees
 - Height and scale of development

Principle of development

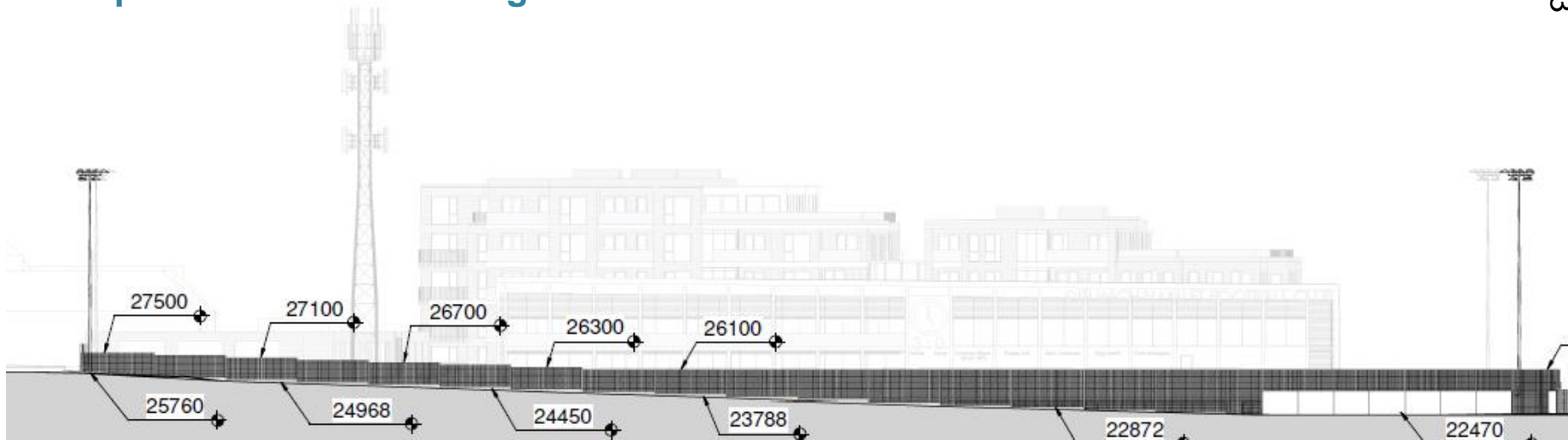


Boundary treatment

Typical mesh fencing



Proposed elevation looking east from Greendale fields

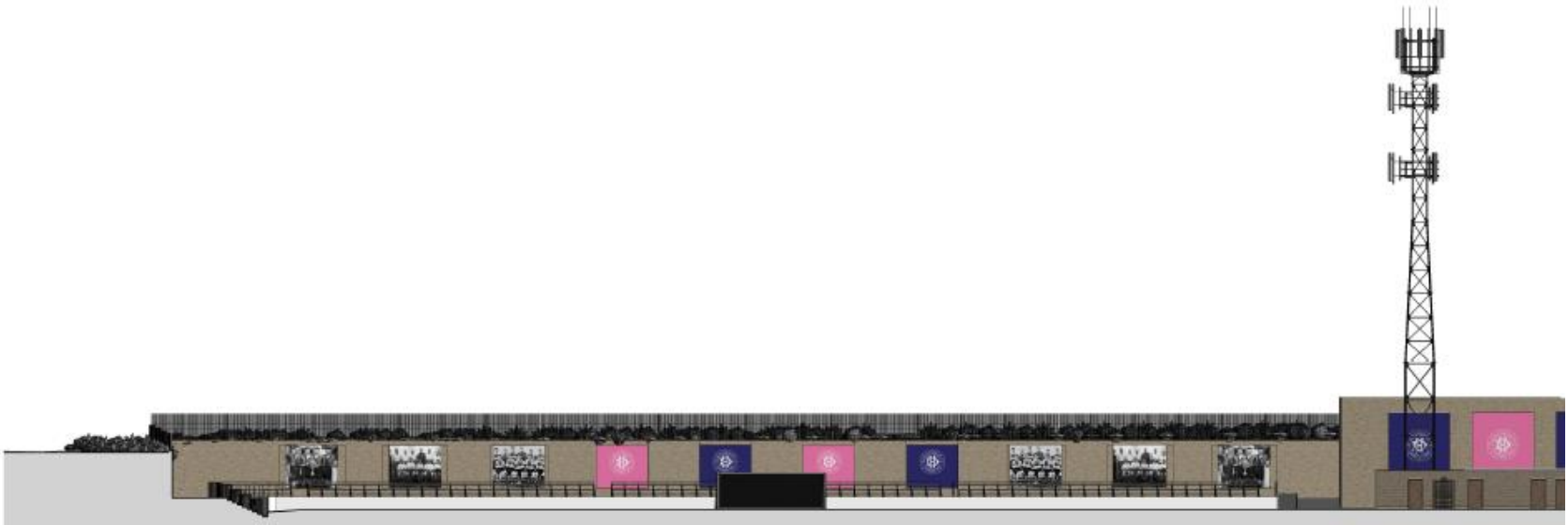


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Section looking west showing mesh fencing: Height of fencing varies

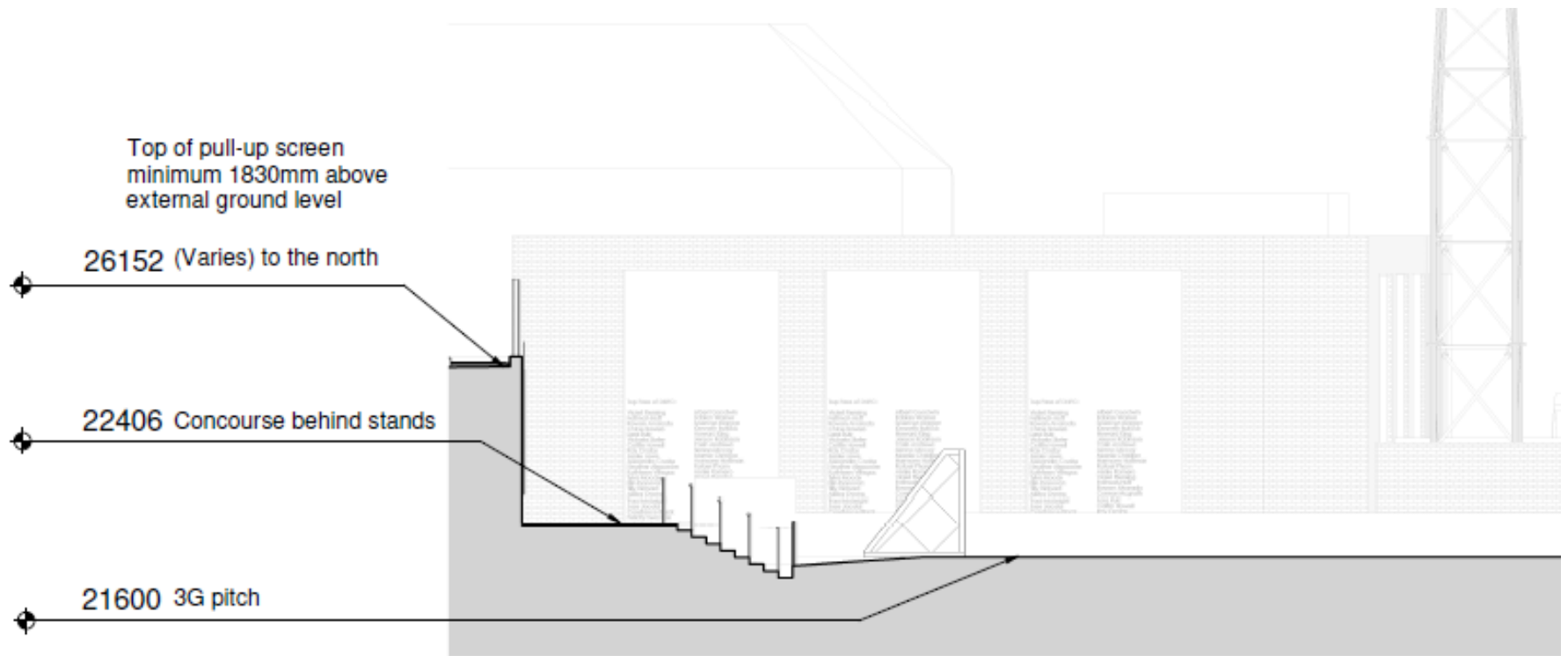


Section looking north showing proposed retaining wall and fencing



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Typical section of northern retaining wall , pitch and 1.83m high fencing



Visual of development and canvas banners on match day



Visual of development and on non-match day



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Visual of development looking west from Greendale fields



Proposed Site plan



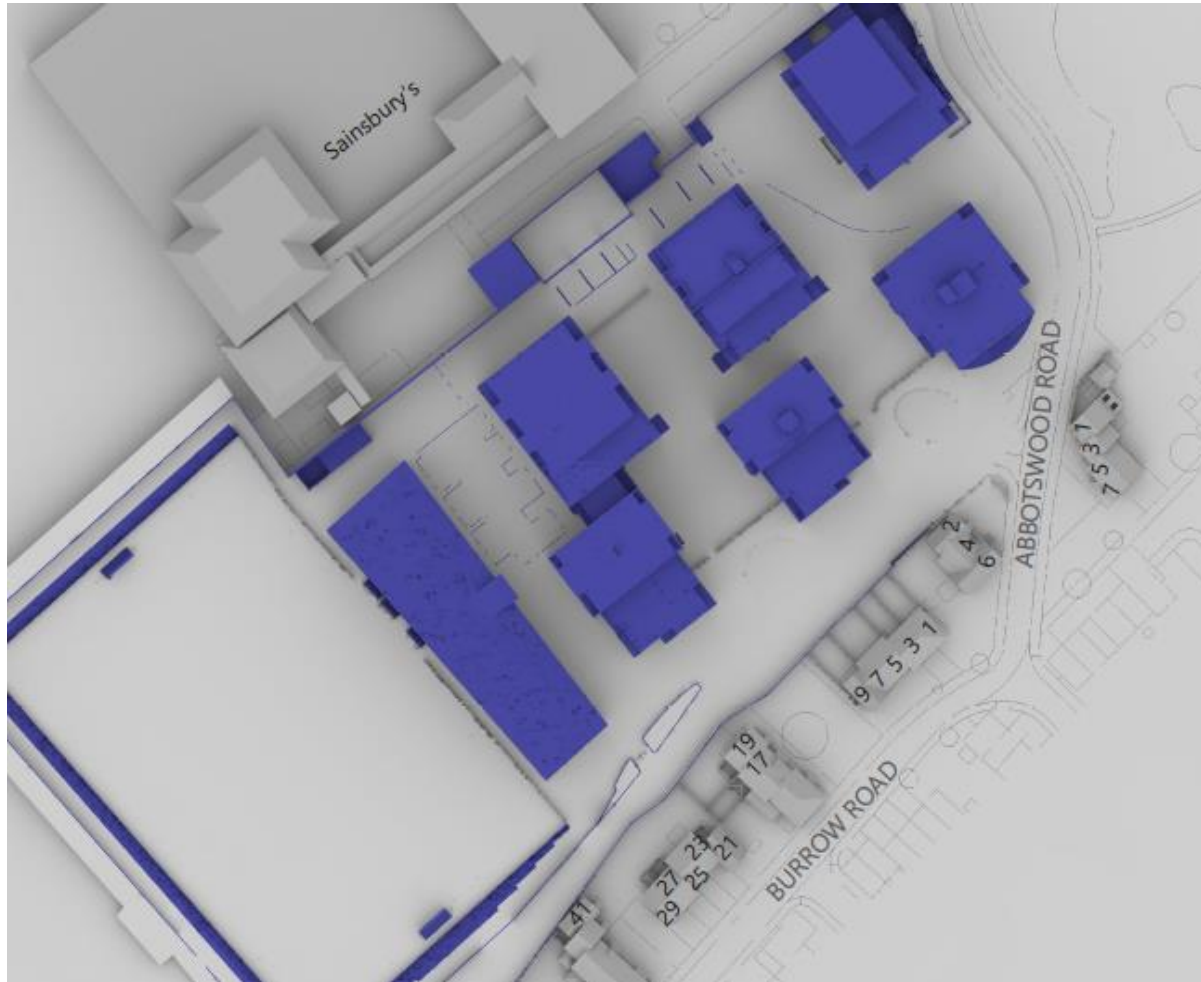


Design and scale

Elevation Blocks B and D



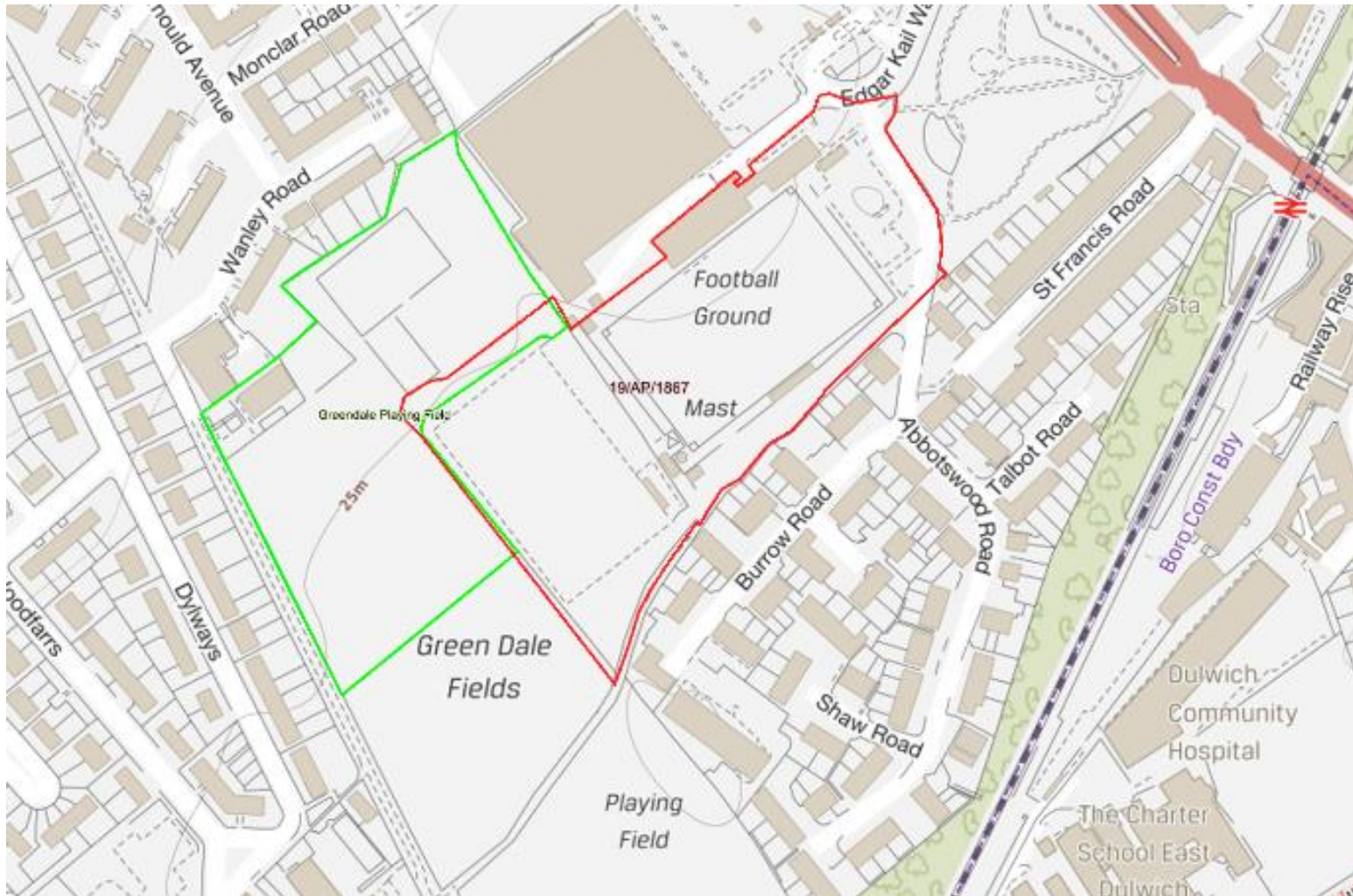
Neighbours amenity



Car parking and Access



Map of the proposed SINC (in green) and application site (in red)



Trees to be removed and retained

Impact On Existing Trees On Whole Site

- EXISTING TREES REMOVED - NO.27 INC NO.2 TREE GROUPS
- EXISTING TREES RETAINED - NO.31 INC NO.7 TREE GROUP
- TREE IMPACT ASSESSMENT
- NET LOSS OF TREES WITH AMENITY VALUE : 27
 - PROPOSED SEMI- MATURE TREES WITH COMPARATIVE AMENITY VALUE 93.
 - NET GAIN OF TREES WITH AMENITY VALUE 66.
- PROPOSED NATIVE WHIPS, FEATHERS & STANDARDS - OVER 300



Conclusion

COUNCIL PLAN: Do all we can to secure the future of Dulwich Hamlet FC on its current Champion Hill site

That planning permission is GRANTED subject to conditions, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement.

- Provision of new stadium and 3G pitch for the Club and community use;
- Provision of informal kick-about space;
- Delivery of 219 homes, with minimum of 73 affordable, increasing to 77 affordable homes with grant;
- Widening and greening of a public route with play space;
- Biodiversity net gain.

OPEN COMMITTEE:		MUNICIPAL YEAR 2020-21	
NOTE:	Original held in Constitutional Team; all amendments/queries to Tim Murtagh/Gerald Gohler, Constitutional Team, Tel: 020 7525 7187/7420		
OPEN			
COPIES		COPIES	
MEMBERS		PLANNING TEAM (Electronic copies)	
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Councillor Kath Whittam (Vice-Chair)	1	Yvonne Lewis/Wing Lau (labels provided)	
Councillor Barrie Hargrove	1	Joyce Rowe-Jones/Sandra Warren	
Councillor Adele Morris	1		
Councillor Margy Newens	1		
Councillor Damian O'Brien	1		
Councillor Jason Ochere (Reserve)	1	COMMUNITY SAFETY AND ENFORCEMENT TEAM (Electronic copy)	
Councillor Cleo Soanes	1	Sarah Newman	
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Councillor Richard Livingstone (Reserve)			
Councillor James McAsh (Reserve)		LEGAL TEAM (Electronic copy)	
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Councillor Darren Merrill (Reserve)			
Councillor Jane Salmon (Reserve)		CONSTITUTIONAL TEAM (Electronic Copies)	
Councillor Catherine Rose (Apologies)		Tim Murtagh/Gerald Gohler	
MEMBER OF PARLIAMENT (Electronic copy)			
Helen Hayes MP, House of Commons, London, SW1A 0AA		TOTAL PRINT RUN	8
List Updated: 24 July 2020			